

General Plan EIR RFP Meeting Notes

-Wednesday, August 30, 2006-

I. Introduction

- a) Introduction of City Staff Members
- b) Length of Process (2 - 3 years)
- c) Current General Plan adopted in 1991, Housing Element updated in 2003
- d) City's 50-year anniversary this month
 - Kick-off: Sept. 9th & 10th in Central Park
- e) In-House Portion-General Plan
 - City Divisions- Planning, Engineering, Parks & Recreation, Traffic, etc. will be collaborating internally to produce most of the General Plan.
- f) Role of EIR Consultant
 - Prepare EIR for General Plan and consult on certain portion of the General Plan as related to EIR topic areas. Portions included in EIR should attempt to create a "self-mitigating" General Plan by providing feedback on the environmental effects of proposed goals and policies
- g) Housing Projection Cycle is undetermined, but is anticipated to be about 8,000 more units in 2008

II. Major Projects (examples)

- a) A's coming?...don't know yet
- b) Approximately 1,000 Housing Units currently under review or construction
- c) Pending Northern Plains Open Space Initiative
- d) I-880 @ Mission and Warren Ave (Interchange improvement underway)
- e) Saigon Village Retail Development @ Stevenson & Albrae (Phase 1 of "The Globe" an international retail and entertainment destination)
- f) Warm Springs BART Station
- g) Pacific Commons- Retail Development, ongoing projects/new construction
- h) Central Business District Mixed Use
 - Capitol Avenue
 - State Street/Walnut
- i) Irvington- Tri-City→housing under construction
- j) Historic Resources update
 - Separate resource evaluations (not EIR Consultant)
- k) Optional Elements in which interest has been expressed:
 - Community Character
 - Urban Design
 - Sustainability
- l) Auto Mall Corridor (Industrial converting to High Volume Retail?)

III. Question & Answer

- a) GIS Consultant Data?
 - ESRI suite used by city

- Noise contours, Habitat, wetlands etc. (we have base data to supplement with consultant's work)
- b) Economic Development Study – Draft scope underway
 - Will be stand-alone report incorporated into the General Plan as appropriate
- c) Phasing? September kickoff for public outreach, about 6 month process
 - Technical Studies underway by consultant during this time
 - Parallel tasks- Draft General Plan → Draft EIR
 - Mitigations feeding back into goals
- d) Sub-consultants hired by City or separately hired by EIR Consultant?
 - Traffic, noise and air quality consultants should be included as part of the consultant teams for the EIR. Other consultants may be hired by the City but each team is free to propose their own sub-consultants or modifications, if they make good planning sense.
- e) What Urban Design aspects will be included?
 - Development Policy Framework
 - Charettes
 - Design analysis
- f) Does the City have existing baseline data?
 - Yes, City to provide most data
- g) Question regarding pg. 3 of RFP:
 - What do you mean by “residential density, carrying capacity, etc...”?—this will be a balancing of providing necessary housing units on any given piece of land assuming the land can carry that many units and is compatible with adjacent land uses.
- h) Does the City have a Vacant Land Inventory?
 - Yes, close to completion of update
 - Significant activity based on last Housing Element numbers
- i) What is the community's attitude toward density?
 - Survey by “celebratefremont.org”
 - #1 characteristic citizens wanted was to preserve “small-town character”
 - History of townships (Irvington, Niles, Warm Springs, Centerville, Mission San Jose)→ may have to do with citizen perspective of small-town characteristics (even though 200,000+ population)
 - Traffic Concerns
 - NIMBY
 - City has strong Housing Advocacy groups
 - Sensitive project interfaces of different types and densities have worked...
- j) Housing on west side of I-880?
 - Current policy→ No
 - A's project if it becomes reality...conceptually could include housing
 - Policy issues will be addressed in general plan update

- There has been a policy shift in perspective on conversion to housing
- Hazardous Materials → compatibility of assembly, recreational uses has been an issue in industrial areas (recent Moratorium precluding assembly and sensitive populations in the industrial area is now codified)
- Land remaining available for lighter industrial services important, City is losing Light Industrial zoned land
- k) Highway 84?
 - New alignment-agencies currently agreed
 - Need to modify the traffic model
 - Various agencies' ownership of alignment
 - Decoto Road to be used for majority of alignment
- l) Recent Studies/Plans/Projects
 - Recent Bike Master Plan Complete→incorporate by reference, consistency of goals, policies
 - Pedestrian Master Plan underway
 - Quiet Zone Study for Railroad Corridors/At-grade crossings
 - Washington Grade Separation?
 - www.fremontgradesep.com
 - & nearby housing
 - Union City Intermodal Station/Capital Corridor/Dumbarton Rail
 - Accessibility for pedestrians and the handicapped currently being studied
- m) Ballot Measures
 - Hills-**Measure A** (1981) & **T** (2001)
 - Measure A: Covers the area generally east of Mission Blvd and the "680 pocket" between Mission Blvd. South & North
 - Measure T (Hill Area Initiative-applies above the "Toe of the Hill" (see zoning ordinance definition) more restrictive in terms of allowable development intensity and minimum lot size(See:<http://www.fremont.gov/Construction/MeasureTInformation/default.htm>
 - **Measure K**-Northern Plain Planning Area Initiative: now on November 2006 Initiative Ballot
 - (See:<http://www.fremont.gov/CityHall/NorthernPlainPlanningAreaInitiative/default.htm>)
 - Development limited to 1 home per large lot
 - Outcome of Patterson Ranch-Initiative/Referendum process, perhaps 2 years away for legal resolutions either way

IV. Other Projects/Issues

- a) EBRPD-Dumbarton Quarry Reuse as park/camping facilities
- b) Auto Mall Parkway Landfill closing ("Tri-Cities Recycling & Disposal Facility" or "TCRDF")

- c) NUMMI to stay...surrounding vacant and underutilized land use has frequently at issue, especially as it relates to the BART Warm Springs extension.
 - d) Urban Water Management Plans and State Water Plan → consistency is the role of consultant
 - e) Habitat perhaps updating surveys/some fieldwork for species of concern on more of a City-wide scale rather than site specific surveys. Consult with the Department of Fish & Game's Natural Diversity Database
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 - f) PDF version of current General Plan available at:
<http://www.fremont.gov/CityHall/Departments/Planning.htm>
 - g) Budget? –stated in RFP
 - h) Keeping the same general plan format?
 - Yes, keep general outline but open to some modification
 - i) Visioning- “Global Vision” (public outreach consultant) on board
 - Community committee to be formed
 - Networking w/established groups
- V. Conclusion**
- a) Leave contact info for copies
 - b) Proposals due Monday, September 18, 2006 @ 4pm

Consultant Firms in Attendance

Lamphier-Gregory
Michael Brandman Associates
EIP
Pacific Municipal Consultants
Kleinfelder
David J Powers & Associates
Fehr & Peers
DKS Associates
Jones & Stokes
Impact Sciences
Wilson, Irhig & Associates